



# កំពង់ផែស្វយ័តក្រុងព្រះសីហនុ (កសស)

## SIHANOUKVILLE AUTONOMOUS PORT(PAS)

# Warmly Welcome!

## *Sihanoukville Port Special Economic Zone (SPSEZ)*

Prepared by SPSEZ Department

March, 2025

# CONTENT

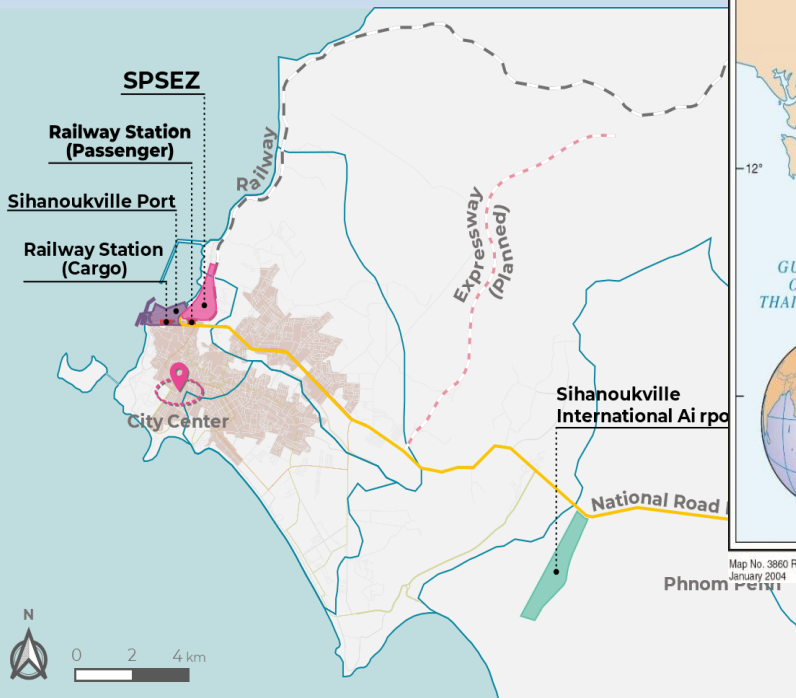
1. Location and Access of The Port/SPSEZ
2. New Container Terminal Development
3. Sihanoukville Port Special Economic Zone (SPSEZ)
4. SPSEZ Layout Plan
5. Service Provided by SPSEZ
6. SPSEZ Service and Charge
7. Potential Benefits for Investors
8. Investment Incentives (Qualified Investment Project, QIP)
9. Protection by the RGC (Law on Investment, LOI)
10. Infrastructures and Facilities
11. Container Freight Station (CFS)
12. AEON MALL (Cambodia) Logi Plus (Pilot Project)
13. Contact



# Location and Access of PAS/SPSEZ

## Access:

- National Road 4 and 3
- Railroad (freight and passenger)
- Deep-sea port
- International airport
- Phnom Penh - Sihanoukville Expressway

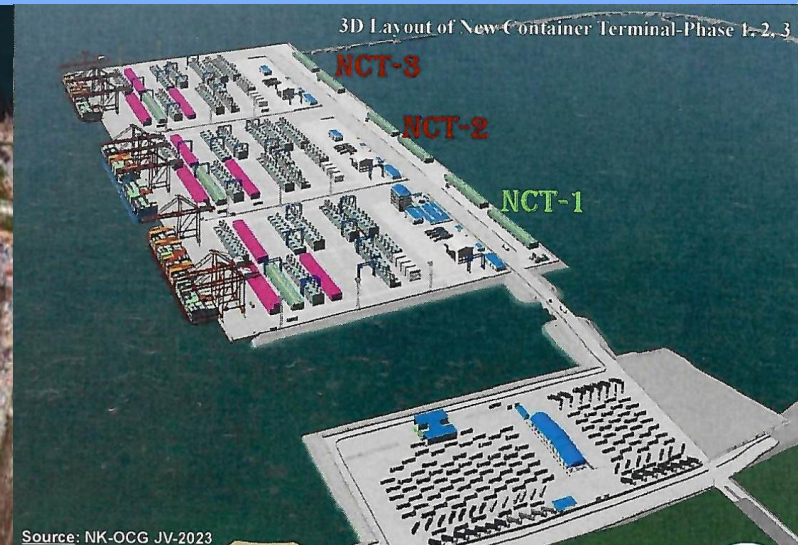


Map No. 3860 Rev. 4 UNITED NATIONS  
January 2004

Department of Peacekeeping Operations  
Cartographic Section



# New Container Terminal Development up to 2029



# New Container Terminal Development up to 2029 (Cont'd)

• Project of Terminal Renovation and New Container Terminal (Length 1,833m = 2,637,000 TEUs/year)

| Nº | Projects                                                                         | Operation Year | Capabilities and Benefits                                                                                                                                                                                                                                                                                                                                                                                             |
|----|----------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Previous projects and facilities                                                 | Up to 2024     | <ul style="list-style-type: none"><li>- Port capacity of 550,000 TEUs/year</li><li>- But the number of containers throughput in 2023 was 800,000 TEUs (beyond the port capacity)</li><li>- Two Harbor Mobile Cranes and Dredging to 11.5m, increase capacity 200,000TEUs</li><li>- Modification 253m, increase capacity of 250,000TEUs</li></ul>                                                                      |
| 2  | Modification of 350m GC into 653m CT (1,000,000TEUs/yr)                          | September 2024 | <ul style="list-style-type: none"><li>- Port capacity increases 1,000,000TEUs/year</li><li>- Allow ship with draft of 10.5m to berth (approximately 44.28% in Asia region)</li><li>- The Ocean freight cost is still more expensive neighboring countries in the region.</li></ul>                                                                                                                                    |
| 3  | New Container Terminal-Phase1, length 350m, water depth -14.5m                   | 2027           | <ul style="list-style-type: none"><li>- Port capacity increases 1,450,000TEUs/year</li><li>- Allow 93% of vessels in the Asia-Pacific region to accommodate.</li><li>- Reduce the Ocean freight cost (look like PAS relocates to Phnom Penh)</li><li>- Increase competitiveness.</li></ul>                                                                                                                            |
| 4  | New Container Terminal-Phase 2, length 400m, water depth -16.5m                  | 2028           | <ul style="list-style-type: none"><li>- Port capacity increases 2,020,000TEUs/year</li><li>- Allow vessels to and from the Indo-Pacific Ocean to berth without transit at other ports (no vessel draft obstacle)</li><li>- The ocean freight cost is similar to container ports in neighboring and regional countries</li><li>- Reducing the freight cost and lead time</li><li>- Increase competitiveness.</li></ul> |
| 5  | New Container Terminal-Phase 3, length 430m, water depth -17.5m (617,000TEUs/yr) | 2029           | <ul style="list-style-type: none"><li>- Port capacity increases 2,637,000TEUs/year</li><li>- Allow vessels worldwide to berth without transit at other ports (no vessel draft obstacle)</li><li>- Reducing the freight cost and lead time</li><li>- Increase competitiveness.</li></ul>                                                                                                                               |



# Sihanoukville Port Special Economic Zone (SPSEZ)

- Sihanoukville Port Special Economic Zone (SPSEZ) was developed in 2009 and has been operating since 2012 with a total area of 632,102 m<sup>2</sup>, out of which 162,804 m<sup>2</sup> are available for lease.
- Sihanoukville Autonomous Port (PAS) is in charge of Management and Operation.





# Sihanoukville Port Special Economic Zone (SPSEZ) (Cont'd)

## CHAIRMAN & CEO'S MESSAGE

Globalization and supply chain in port sector have been in dispensable for the last decade and the increasing of ship size and cargo demand are remarkably changed. Sihanoukville Autonomous Port (PAS) enjoys an average of 11.59% container throughput and the highest growth of 29.41% in nine months of 2024.



To modernize and harmonize the operation, PAS will be ready to handle around 1,450,000 TEUs/year by 2027 and will be in a position to allow direct calls from North America and EU by 2029 with competitive advantages in the region.

These Sustainable Port Development and Planning will attract more port users, more Foreign Direct Investment (FDI) to Sihanoukville Port Special Economic Zone (SPSEZ) which increase leased area 57.87% and remaining 42.13% of the total land area in 2024.

We are delighted to welcome and invite prospective port users and investors to grasp the benefits from PAS/SPSEZ which operates under Free Port Concept and serves as business cluster or/and Logistics Hub in ASEAN for Cambodia.

My best regards,  
LOU KIM CHHUN  
Chairman & CEO of PAS.

## ផែនការអភិវឌ្ឍន៍កំពង់ផែស្វយ័តក្រុងស៊ីហ្គាវ ដល់ឆ្នាំ ២០២៩ SIHANOUKVILLE AUTONOMOUS PORT DEVELOPMENT PROJECT UP TP 2029 តំបន់សេដ្ឋកិច្ចពិសេសកំពង់ផែក្រុងស៊ីហ្គាវ (តសព ភសស) SIHANOUKVILLE PORT SPECIAL ECONOMIC ZONE (SPSEZ)



Development Project up to 2029: The modification of Terminal 653m and New Container Terminal 1,180m (Total Quay Length 1,833m = 2,637,000TEUs/year)



| NO | NAME OF PROJECTS                                                                      | OPERATION YEAR  | CAPABILITIES AND BENEFITS                                                                                                                                                                                                                                                                                                                                                                                            |
|----|---------------------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Previous projects and facilities (Modification & Dredging)                            | Present to 2024 | <ul style="list-style-type: none"> <li>Port capacity 550,000TEUs/year but the number of containers throughput in 2023 was 800,000 TEUs (beyond port capacity).</li> <li>02 Harbor Mobile Cranes and Dredging to 11.5m increase capacity 200,000TEUs.</li> <li>Modification 253m increases capacity 250,000TEUs</li> </ul>                                                                                            |
| 2  | The modification of 350m General Cargo into 653m Container Terminal (1,000,000TEUs/y) | September 2024  | <ul style="list-style-type: none"> <li>Port capacity increase 1,000,000TEUs/year.</li> <li>Allow ship with draft of 10.4m to berth (approximately 44.28% in Asia region).</li> <li>The Ocean freight cost is still more expensive than neighboring countries in the region.</li> </ul>                                                                                                                               |
| 3  | New Container Terminal-Phase 1, length 350m, water depth -14.5m (450,000TEUs/y)       | 2027            | <ul style="list-style-type: none"> <li>Port capacity increases 1,450,000TEUs/year.</li> <li>Allow 93% of vessels in the Asia-Pacific region to accommodate).</li> <li>Reduce the Ocean freight cost (look like Sihanoukville Autonomous Port relocates to Phnom Penh).</li> <li>Increase competitiveness.</li> </ul>                                                                                                 |
| 4  | New Container Terminal-Phase 2, length 400m, water depth -16.5m (570,000TEUs/y)       | 2028            | <ul style="list-style-type: none"> <li>Port capacity increases 2,020,000TEUs/year.</li> <li>Allow vessel to and from the Indo-Pacific Ocean to berth without transit at other ports (no vessel draft obstacle).</li> <li>The Ocean freight cost is similar to container ports in neighboring and regional countries.</li> <li>Reducing the freight cost and lead time.</li> <li>Increase competitiveness.</li> </ul> |
| 5  | New Container Terminal-Phase 3, length 430m, water depth -17.5m (617,000TEUs/y)       | 2029            | <ul style="list-style-type: none"> <li>Port capacity increases 2,637,000TEUs/year.</li> <li>Allow vessels worldwide to berth without transit at other ports (no vessel draft obstacle).</li> <li>Reducing the freight cost and lead time.</li> <li>Increase competitiveness.</li> </ul>                                                                                                                              |



គំនិតផែនការស្ថាបនាកំពង់ផែស្វយ័តក្រុងស៊ីហ្គាវ / តំបន់សេដ្ឋកិច្ចពិសេសកំពង់ផែក្រុងស៊ីហ្គាវ

GENERAL LAYOUT PLAN AND LAND USE (TOTAL AREA = 362,102) JANUARY 2025

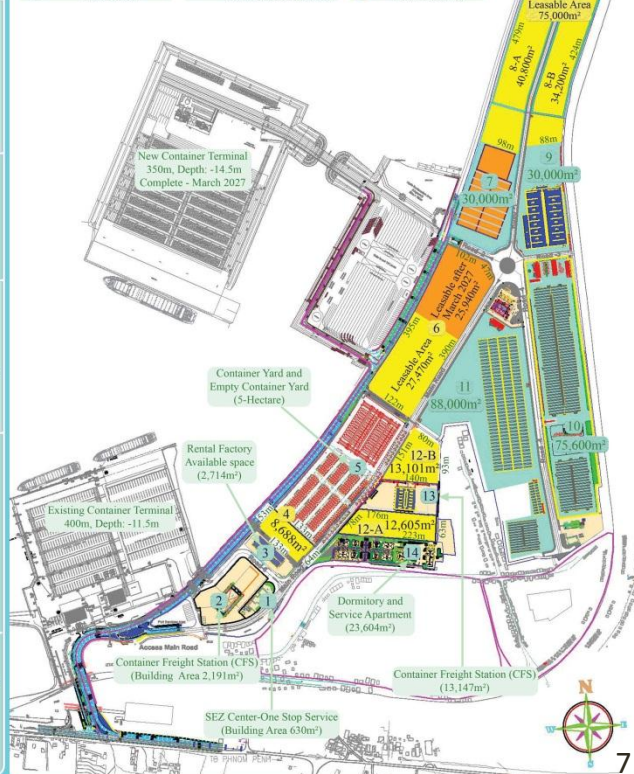
|    |                                                                                                               |                                  |
|----|---------------------------------------------------------------------------------------------------------------|----------------------------------|
| 1  | SEZ Center-One Stop Service (Building Area = 630m <sup>2</sup> )                                              | = 3,425m <sup>2</sup> = 0.54%    |
| 2  | Container Freight Station - (CFS) (Building Area = 2,191m <sup>2</sup> )                                      | = 16,785m <sup>2</sup> = 2.66%   |
| 3  | Rental Factory (Building Area = 2,714m <sup>2</sup> ), Available: (1,575m <sup>2</sup> +1,139m <sup>2</sup> ) | = 5,873m <sup>2</sup> = 0.93%    |
| 4  | Land for Cooling Warehouse (Proposal)                                                                         | = 8,688m <sup>2</sup> = 1.37%    |
| 5  | Empty Container Yard                                                                                          | = 50,174m <sup>2</sup> = 7.94%   |
| 6  | Leasable Area                                                                                                 | = 53,410m <sup>2</sup> = 8.45%   |
| 7  | AEON MALL (CAMBODIA) LOGI PLUS CO., LTD (Investment)                                                          | = 30,000m <sup>2</sup> = 4.75%   |
| 8  | Leasable Area (8-A = 40,800m <sup>2</sup> ) + (8-B = 34,200m <sup>2</sup> )                                   | = 75,000m <sup>2</sup> = 11.86%  |
| 9  | OJITEX HARTA PACKAGING (SIHANOUKVILLE) LIMITED (Investment)                                                   | = 30,000m <sup>2</sup> = 4.75%   |
| 10 | HUALE STEEL (CAMBODIA) CO., LTD (Investment)                                                                  | = 75,600m <sup>2</sup> = 11.96%  |
| 11 | HUALE STEEL (CAMBODIA) CO., LTD (Investment)                                                                  | = 88,000m <sup>2</sup> = 13.92%  |
| 12 | Leasable Area (12-A = 12,605m <sup>2</sup> ) + (12-B = 13,101m <sup>2</sup> )                                 | = 25,706m <sup>2</sup> = 4.07%   |
| 13 | Container Freight Station (CFS)-(Grant) - (Building Area = 2,100m <sup>2</sup> )                              | = 13,147m <sup>2</sup> = 2.08%   |
| 14 | Dormitory and Service Apartment                                                                               | = 23,604m <sup>2</sup> = 3.73%   |
| 15 | Facility, Utility, Infrastructure and Public Area                                                             | = 132,690m <sup>2</sup> = 20.99% |

TOTAL LEASABLE AREA (4+6+7+8+9+10+11+12+A+B) = 386,404m<sup>2</sup> = 100%

LEASED AREA (7+9+10+11) = 223,600m<sup>2</sup> = 57.87%

REMAINING AREA FOR LEASE (4+6+8+12+A+B) = 162,804m<sup>2</sup> = 42.13%

EXISTING FOREIGN DIRECT INVESTMENT (FDI)





**តំបន់សេដ្ឋកិច្ចពិសេសកំពង់ផែក្រុងស៊ីហានុក ( ភសព-ភសស )**  
**SIHANOUKVILLE PORT SPECIAL ECONOMIC ZONE (SPSEZ)**

**THREE COMPANIES ARE OPERATING IN SPSEZ**

**OJITEX HARTA PACKAGING  
(SIHANOUKVILLE) LIMITED**  
 (30,000m<sup>2</sup>)



**AEON MALL (CAMBODIA)  
LOGI PLUS CO., LTD.**  
 (30,000m<sup>2</sup>)



**HUALE STEEL  
(CAMBODIA) CO., LTD.**  
 (75,600m<sup>2</sup>)



**HUALE STEEL  
(CAMBODIA) CO., LTD.**  
 (88,000m<sup>2</sup>)



**SPSEZ FACILITIES**

**MAIN GATES**

- 24 Hours Operation



**SPSEZ ADMINISTRATION**

- Rental Office



**SERVICE APARTMENT**

- Detached House (4 Buildings)  
 - Terrace House (16 Units)



**DORMITORY**

- Two Buildings (92 rooms)  
 - Accommodation (6 persons)



**RENTAL FACTORY AND CONTAINER FREIGHT STATION**

**RENTAL FACTORY (Building Area: 2,714m<sup>2</sup>)**

- Available space : 1,575m<sup>2</sup>
- Available space : 1,139m<sup>2</sup>
- Floor load capacity : 2ton/m<sup>2</sup>



**CONTAINER FREIGHT STATION 1 (Building Area: 2,191m<sup>2</sup>)**

- Warehouse : 2,191m<sup>2</sup>
- Office space included



**CONTAINER FREIGHT STATION 2 (Building Area: 2,100m<sup>2</sup>)**

- Warehouse : 1,932m<sup>2</sup>
- Office space : 168m<sup>2</sup>



**1 SERVICE TO BE PROVIDED BY SPSEZ**

- Land Lease
- Rental Factory
- Utilities Supply
- Rental Office
- Service Apartment And Dormitory
- Container Freight Station (CFS)
- Waste Water Treatment
- Security & Others

**2 EXPECTED BUSINESS**

- Logistics, Manufacturing Factory, Digital Services.

**3 POTENTIAL BENEFITS FOR INVISTORS**



**IDEAL  
LOCATION  
AND LOW  
LOGISTICS  
COST.**



**ADVANTAGE  
OF  
COMPETITIVE  
LOW LEASE  
PRICE.**



**CUSTOMERS  
EXPECTATION  
AND  
BEYOND.**



**NO  
NATURAL  
DISASTER  
RISK.**

**4 INVESTMENT INCENTIVES**

- Income tax (corporate income tax 20%) exemption for 3 to 9 years (depending on the sector and investment activity), from the time of earning its first income) and additional 6 years after the income tax exemption period has expired: (a)-25% for the first 2 years, (b)-50% next 2 years, (c)-75% last 2 years.
- Prepayment tax (1%) exemption (during income tax exemption from 3 to 9 years).
- Exemption on Customs Duty, Special Tax, and VAT for the import of Construction Material, Machinery, and Production Input.
- Export tax exemption (finished product).
- No VAT 10% on the long term land lease (for QIP company with 100% export).

**Site Office:** Terak Vithei Samdech Akka Moha Sena Padei Techo HUN SEN, Sangkat No.3, Preah Sihanouk City, Preah Sihanouk Province, Kingdom of Cambodia.

**Contact:**



**E-mail:** spsez@pas.gov.kh (Administration, Mr. Heng Sokh San)

**Website:** www.pas.gov.kh



Mr. Kong Sophea, Deputy Director / kongsophea999@gmail.com / +855-(0)16-989-536



Mr. Heng Sokhsan, Deputy Director / hsokhsan@gmail.com / +855-(0)12-983-627





# កំណត់ផែស្វយ័តក្រុងព្រះសីហនុ / តំបន់សេដ្ឋកិច្ចពិសេសកំណត់ផែក្រុងព្រះសីហនុ

## GENERAL LAYOUT PLAN AND LAND USE JANUARY 2025

**TOTAL LEASABLE AREA (4+6+7+8+9+10+11+12A+12B)** = 386,404m<sup>2</sup> = 100%

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### EXISTING FOREIGN DIRECT INVESTMENT (FDI)



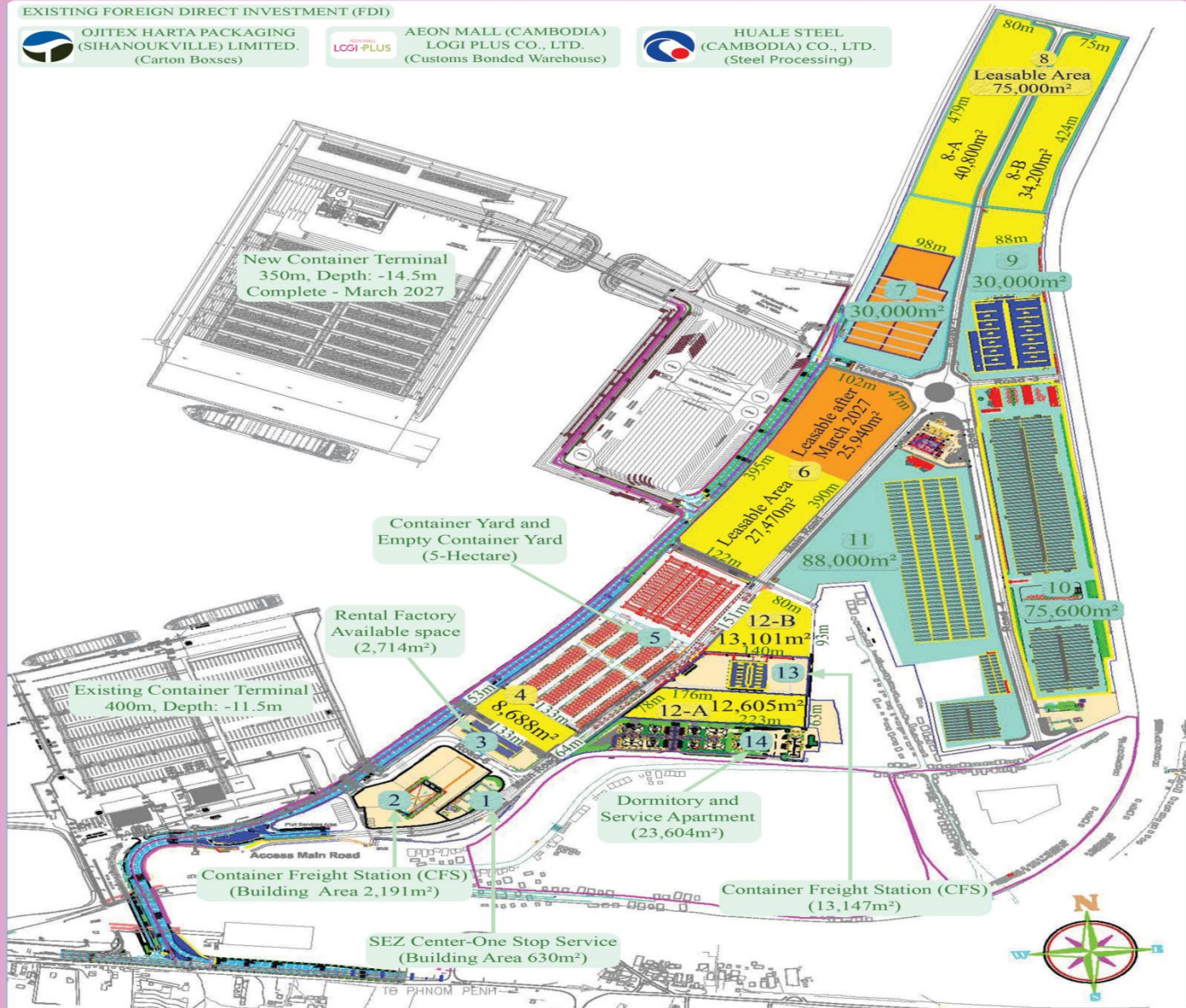
OJITEX HARTA PACKAGING  
(SIHANOUKVILLE) LIMITED.  
(Carton Boxes)



AEON MALL (CAMBODIA)  
LOGI PLUS CO., LTD.  
(Customs Bonded Warehouse)



HUALE STEEL  
(CAMBODIA) CO., LTD.  
(Steel Processing)





# Service Provided By SPSEZ

- ① Land Lease
- ② Rental Factory/Container Freight Station (CFS)
- ③ Utility Supply
- ④ Rental Office
- ⑤ Service Apartment and Dormitory
- ⑥ Waste Water Treatment
- ⑦ Security
- ⑧ Others



# SPSEZ Service and Charge

| No | Item                 | Cost                                                                                          | Remarks                                                                                                                                                 |
|----|----------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | Land lease fee       | \$65/m <sup>2</sup> /50yrs (less than 1ha) and \$20.77/m <sup>2</sup> /10yrs (more than 10ha) | Varies depending on space and period;                                                                                                                   |
| 2  | Rental factory       | 4.2 USD/m <sup>2</sup> /month                                                                 | Floor area of 2,700m <sup>2</sup> (occupied) : 1,575m <sup>2</sup> + 1125m <sup>2</sup> , ( Agreement is renewable by every 2 years). Excluding VAT 10% |
| 3  | Management service   | 1 USD/m <sup>2</sup> /year                                                                    | Excluding VAT 10%                                                                                                                                       |
| 4  | Electricity          | 0.158 USD/kWh                                                                                 | EDC tariff (+10 % Overhead cost: Voltage lose and maintenance)                                                                                          |
| 5  | Water supply         | 0.50 USD/m <sup>3</sup>                                                                       | -                                                                                                                                                       |
| 6  | Wastewater treatment | 0.50 USD/m <sup>3</sup>                                                                       | Excluding VAT10% (80% of water supply)                                                                                                                  |
| 7  | Rental CFS           | 4.2 USD/m <sup>2</sup> /month                                                                 | 2,100m <sup>2</sup> x 2 = 4,200m <sup>2</sup> (01 available)                                                                                            |
| 8  | Rental Office        | 20 USD/m <sup>2</sup> /month                                                                  | In SPSEZ Administration Department                                                                                                                      |
| 9  | Service apartment    | 650 USD/month/unit                                                                            | Terrace house (4 buildings, 16 units)                                                                                                                   |
|    |                      | 950 USD/month/building                                                                        | Detached house (4 buildings, 4 units)                                                                                                                   |
| 10 | Dormitory            | 90 USD/month/room                                                                             | Two buildings of 92 rooms (a room of 6 beds)                                                                                                            |
| 11 | Waste disposal       | -                                                                                             | Varies according to contents and Capacity (private or PAS)                                                                                              |
| 12 | Telecommunication    | -                                                                                             | Depending on tariff of telecommunication company                                                                                                        |

# Potential Benefits For Investors

Ideal location adjoining the Port Terminals.

Advantage of Competitive Low Prices.

Customers expectation and beyond.

Ready-built infrastructures.

No Natural Disaster Risks, flood, tsunami, earthquake...

Transportation connection between PAS and SPSEZ is designed to minimize risks and costs.



# Investment Incentives(QIP)

- 1- Income Tax (Corporate Income Tax 20%) exemption for 3 to 9 years (based on sector and investment activity, and as of its first incomes generated), then followed by 6 years after the Income Tax exemption period has expired:
  - (a)- 25% for the first 2 years, (b)-50% for the next 2 years, and (c)-75% for the last 2 years of the total payable Income Tax.
- 2- Prepayment tax (1%) exemption(during income tax exemption from 3 to 9 years).
- 3- Exemption on Customs Duty, Special Tax, and VAT for the import of Construction Material, Machinery, and Production Input.
- 4- Export tax exemption(finished product).
- 5- No 10% VAT applied to long-term land leases (if obtain a QIP & 100% export).

# Protection By The RGC (LOI)

- Treat equitably to all investors
- No nationalization and expropriation
- No requirement of local equity participation
- No price control
- No restriction on foreign exchange
- No requirement of local equity participation



# Infrastructures



Main Road



Wastewater Treatment Plant

- ✓ Water supply:  $\sim 1,500 \text{ m}^3/\text{day}$
- ✓ Wastewater treatment capacity:  $2,000 \text{ m}^3/\text{day}$
- ✓ Power:
  - **MV COMMERCIAL** (GS) of 17MW (22KV) by direct transmission underground line to PAS and for SPSEZ (Reliable).
  - **MV INDUSTRIAL** (the City EDC) of 7MW (22KV) directly connects to SPSEZ (for backup)
  - Additional 5 Gen-sets of 5MW are available from PAS for back up
  - Private Gen-sets are recommended.

# Facilities



SEZ Administration



Rental Container Freight Station (CFS)



Service Apartment



Dormitory



# Rental Factory



Front entrance



Workspace



Workspace

## ● Size of the Building:

- 1,125m<sup>2</sup> (30.0m x 37.5m)
- Height of floor: same with the ground level
- Height of ceiling fan: 7.9m
- Floor load Capacity: 2 tons/m<sup>3</sup>

## ● Price:

- 4.2 USD/m<sup>2</sup>/month (excluding tax)

# Container Freight Station(CFS)



## ● Size of the Building:

- About 2,100m<sup>2</sup> (70m x 30m)
- Height of floor: 1.2m
- Height of ceiling: 2.6m (can be remodeled)
- Floor load Capacity: 2 tons/m<sup>3</sup>

## ● Price:

- 4.2 USD/m<sup>2</sup>/month (excluding tax)



| Item                    | Quantity              |
|-------------------------|-----------------------|
| Site Area               | 13,147 m <sup>2</sup> |
| Building Floor area     | 2,100 m <sup>2</sup>  |
| Floor Load Capacity     | 2 tons/m <sup>3</sup> |
| High floor dock (Front) | H=1.2 m               |
| Low floor dock (Rear)   | H=0.0 m               |
| Trailer dock (Front)    | 7                     |
| Truck berth (Rear)      | 6                     |
| Estimated capacity      | 21,000 tons           |



# New Initiative: Free Port Concept

## ■ Pilot Project

**AEON MALL (Cambodia) Logi Plus, the first partner of the pilot project, was completed in July, 2023 and started handling cargo.**

**Site area: 3 Hectare**

**Opening year: August, 2023**

**Business Content:**

- ① **Operation of bonded Logistics Center and Provision of affiliated logistics services (Customs Clearance, Delivery, etc.)**
- ② **Operation of E-Commerce online shopping platform and provision of other affiliated services.**



Source: Aeon Mall (Cambodia) Logi Plus



Image of Logistics Center

# CONTACTS

Sihanoukville Port Special Economic Zone (SPSEZ)

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**Thank You for your  
attention**

